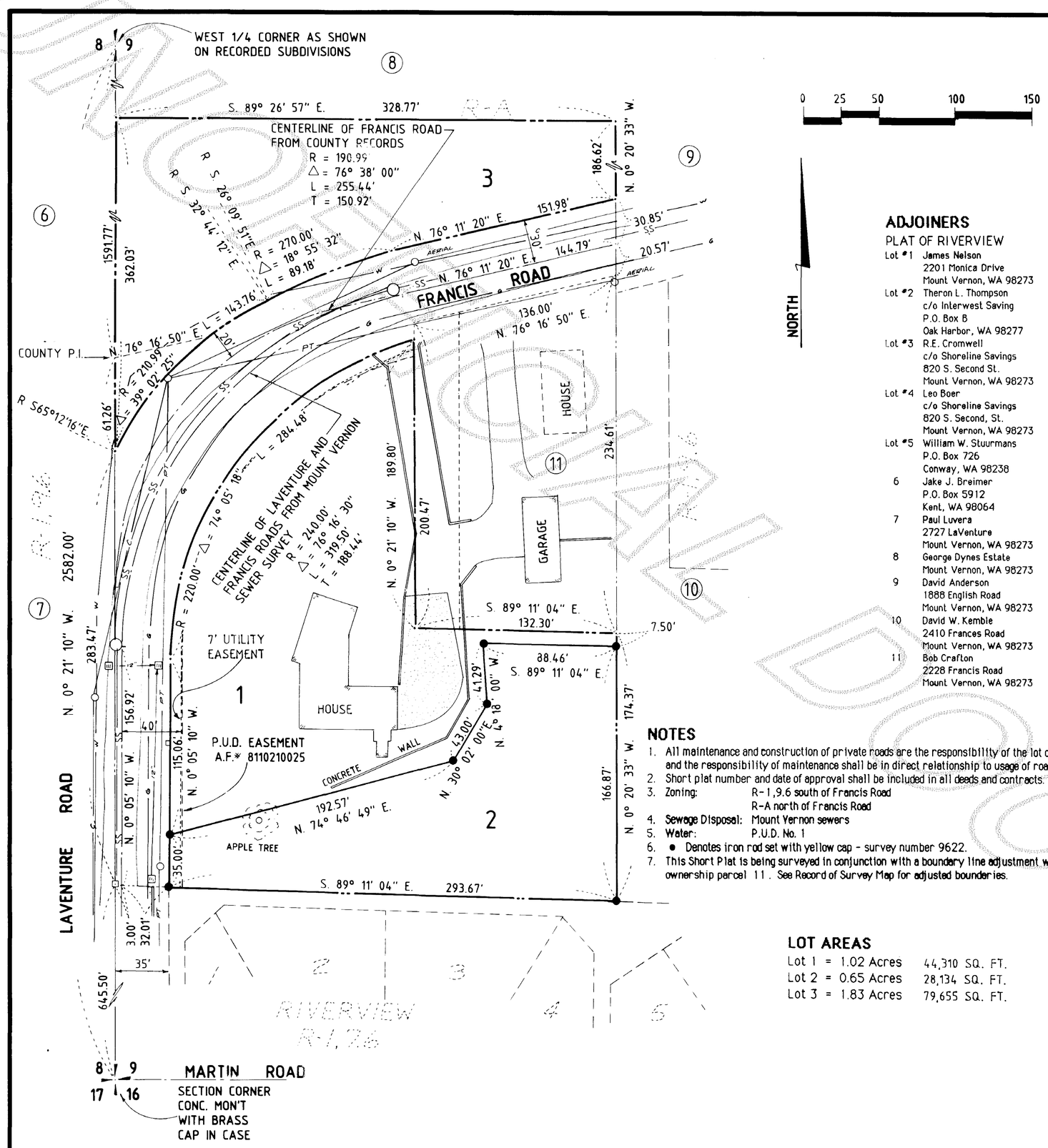
8604100025



0 25 50 100 150

NORTH

ADJOINERS

PLAT OF RIVERVIEW

Lot #1 James Nelson
2201 Monica Drive
Mount Vernon, WA 98273

Lot #2 Theron L. Thompson
c/o Interwest Saving
P.O. Box B
Oak Harbor, WA 98277

Lot #3 R.E. Cromwell
c/o Shoreline Savings
820 S. Second St.
Mount Vernon, WA 98273

Lot #4 Leo Boer
c/o Shoreline Savings
820 S. Second, St.
Mount Vernon, WA 98273

Lot #5 William W. Stuurmans
P.O. Box 726
Conway, WA 98238

6 Jake J. Breimer
P.O. Box 5912
Kent, WA 98064

7 Paul Luvera
2727 LaVenture
Mount Vernon, WA 98273

8 George Dynes Estate
Mount Vernon, WA 98273

9 David Anderson
1888 English Road
Mount Vernon, WA 98273

10 David W. Kemble
2410 Frances Road
Mount Vernon, WA 98273

11 Bob Crafton
2228 Francis Road
Mount Vernon, WA 98273

NOTES

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short plat number and date of approval shall be included in all deeds and contracts.
3. Zoning: R-1,9.6 south of Francis Road
   R-A north of Francis Road
4. Sewage Disposal: Mount Vernon sewers
5. Water: P.U.D. No. 1
6. ● Denotes iron rod set with yellow cap - survey number 9622.
7. This Short Plat is being surveyed in conjunction with a boundary line adjustment with ownership parcel 11. See Record of Survey Map for adjusted bounderies.

LOT AREAS

Lot 1 =	1.02 Acres	44,310 SQ. FT.
Lot 2 =	0.65 Acres	28,134 SQ. FT.
Lot 3 =	1.83 Acres	79,655 SQ. FT.

OWNER'S CERTIFICATE AND DEDICATION

Know all men by these presents that the undersigned owners of the land included within this short plat do hereby certify that the decision to make this short plat was our free and voluntary act and deed and do dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon., In witness whereof we have here unto set our hand and seals this ___ day of _____, 19 86.

HEIRS AND DEVISEES OF GEORGE M. DYNES, DECEASED

JOYCE M. CRAFTON SUE ANN MINTON IRENE M. DYNES

ACKNOWLEDGEMENTS

State of Washington
County of _____
I certify that I know or have satisfactory evidence _____
signed this instrument and acknowledges it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.
Dated _____
Signature _____
Title _____
My appointment expires _____

SURVEY DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT DIKE AND DITCH RIGHTS OF WAY AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE MOUNT VERNON-CLEAR LAKE ROAD AND EXCEPT THE WEST 30 FEET OF THAT PORTION THEREOF LYING SOUTH OF THE MOUNT VERNON-CLEAR LAKE ROAD, AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH LINE OF THE COUNTY ROAD KNOWN AS THE FRANCIS ROAD; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID FRANCIS ROAD A DISTANCE OF 136 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION TO A POINT WHICH LIES DUE WEST FROM THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT CRAFTON ETUX BY DEED RECORDED OCTOBER 31, 1966 UNDER AUDITOR'S FILE NO. 689563; THENCE EAST TO SAID SOUTHWEST CORNER; THENCE CONTINUING EAST PARLLEL TO THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CHARGE IN LIEU OF ASSESSMENT

The CHARGE IN LIEU OF ASSESSMENT for each lot in this subdivision shall be $ SEE BELOW.
(This charge includes a credit of $ SEE L.I.D. 224 for installed sewer lines). A STANDARD PARTICIPATION CONTRACT must be executed and the said amount paid prior to the issuance of a sewer permit.

CITY ENGINEER: [signature] 4 8 86

APPROVALS

Examined and approved this 8 day of APRIL, 19 86.
CITY ENGINEER: [signature]
Examined and approved this 8 day of APRIL, 19 86.
MAYOR: [signature]
CLERK: [signature]

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 19 ____ at _____ M. in Book _____ of SHORT PLATS, on page _____ at the request of Don Semrau & Associates. Auditor's File No. _____

Skagit County Auditor Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that the bounderies of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

[signature] Date: April 1, 1986

DONALD R. SEMRAU, P.E. & P.L.S.
DON SEMRAU & ASSOCIATES
1910 RIVERSIDE DRIVE SUITE 9
MOUNT VERNON, WA 98273

Certificate No. 9622

SHORT PLAT NO. MV - 4 - 86

SURVEY OF A PORTION OF THE S.W. 1/4 OF
SECTION 9, T.34 N., R 4 E., W.M.
FOR: HEIRS AND DEVISEES OF GEORGE M. DYNES, DECEASED

FB 27 PG. 28	DON SEMRAU AND ASSOCIATES SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA. 98273 - 424-9566	SCALE: 1" = 50
MERIDIAN - PREVIOUS SURVEYS		JOB NO. 85-053

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